

have been divided into one to five acre parcels as permitted by Fresno County. However, developers generally attempt to purchase larger parcels of 20 to 40 acres as they are more conducive to development. As a result, it is common that the larger vacant “developable” parcels are surrounded by smaller parcels with rural homes or “ranchettes”. In order to provide for an orderly boundary it may be necessary to include some of these smaller rural residential parcels in the territory to be annexed. With the “ANX” overlay district property owners of these smaller “ranchette” properties typically support annexation when they realize that their “rural lifestyle” (i.e. their barns, corrals, pens for cows, horse, sheep and poultry, raising crops, etc) may continue even if their property is annexed into the city with an urban zone district.

I have a permit for a home business or agri-business from the County. Under the ANX Overlay District, will I be able to continue these uses?

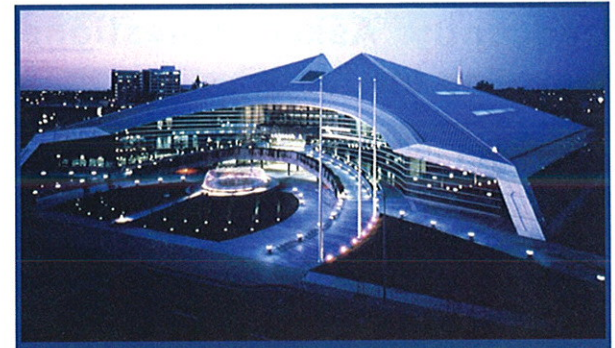
Yes. Any currently **legally permitted** use allowed by the County will be honored by the City and allowed to continue upon annexation to the City under the “ANX” overlay district.



Thank you for your interest in annexing to the City of Fresno. The City of Fresno strives to provide its citizens with the finest services consistent with its vision statement, which is as follows: ***A Culture of Excellence Where People Get The Best Everyday.***

For more information, please contact:

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***FREQUENTLY
ASKED
QUESTIONS
REGARDING
ANNEXATION
(ANX) OVERLAY
DISTRICT***

***City of Fresno
Planning and Development
Department
2600 Fresno Street
Fresno, CA 93721***

Frequently Asked Questions Regarding the "ANX".

What is the "ANX" Overlay District?

The "ANX" overlay district is intended to protect existing rural residential land uses upon annexation into the City and allows for those rural residential land uses to continue until such time as the properties are further developed consistent with the Fresno 2025 General Plan. Rural Residential land uses typically contain single-family residential uses on parcels located in a semi-rural environment and may include the keeping of farm animals, incidental agricultural activities and agricultural buildings.

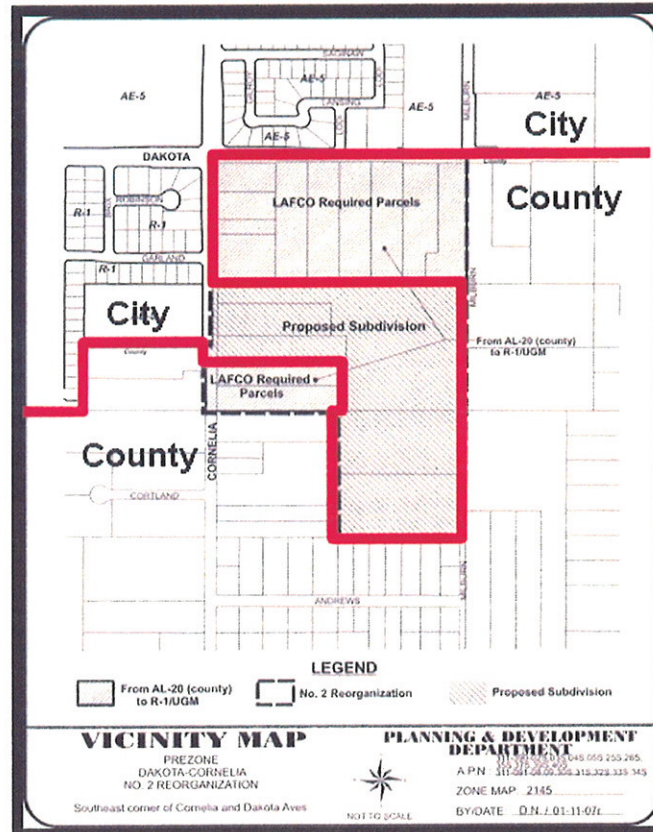
Why was the "ANX" Overlay District created?

When a property is annexed into the City of Fresno, the property is rezoned to a City zone district consistent with the 2025 General Plan. The City's General Plan is typically consistent with an "urban" zone district (residential, office, commercial, industrial) which prohibits agricultural uses. The "ANX" overlay district was designed to permit the property owners of these smaller rural residential parcels to preserve their "rural lifestyle" after the annexation of their property to the City.

The ANX overlay district shall terminate whenever the property owner intensifies the use of the property through the approval of a plan amendment, a rezone, a subdivision and/or a special permit. A change of ownership, in and of itself, will **not** cause the termination of the applicability of the ANX overlay district. For a copy of the ANX overlay district ordinance go to our website:

<http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/Annexations.htm>

Discouraged: Irregular Boundaries



Why does my property need to be annexed into the City?

The Fresno County Local Agency Formation Commission (LAFCo) is the responsible agency for annexations. LAFCo, as well as the City and the County require annexations to create orderly boundaries in order for urban services to be provided in an efficient manner. In the past, many of the unincorporated properties within the City's Sphere of Influence

Preferred: Squared-off Boundaries

